

LOVAT CLOSE (OFF TANFIELD AVE), LONDON, NW2 7RU



EPC Rating: C

A recently fully refurbished 3 bedroom ground floor maisonette situated in a quiet cul-de-sac. The property benefits from off street parking and a large private garden. The property comprises 2 double bedrooms and 1 single bedroom, new kitchen with stone worktops and integrated Bosch appliances in addition to a new energy efficient boiler. The flat has also been rewired and replumbed and spans 770 sq ft (72 sq m).

Lovat Close is ideally located close to all amenities at Neasden and with the open spaces of Gladstone Park and Brent Cross Shopping Centre also nearby. The excellent transport links include the A406 and M1 and many bus routes operating from Neasden Parade. In addition Neasden Station (Jubilee Line) is within half a mile walking distance for direct links into London.

- Gas central heating
- Double glazed windows
- Sole use of 62 feet approximate rear garden
- Exclusive off street parking to front for several vehicles
- Side entrance
- Lease approximately 175 years remaining
- Gross internal floor area of 773 sq ft (72 sq m) approximately
- The property is located within half a mile maximum radius of Neasden Station (Jubilee Line) with local buses and shops being within a few hundred yards

PRICE:£499,950.....LEASEHOLD

LOVAT CLOSE (OFF TANFIELD AVE), LONDON, NW2 7RU (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Wood flooring. Storage cupboard.

Open Plan Lounge/Kitchen: 22'1" x 13'0 (6.7m x 4.0m). Wood flooring. Feature fireplace.

Kitchen: Stainless steel sink unit. Built-in matching wall and base cupboards with work surfaces above and tiled surrounds. Tiled flooring. Double aspect double glazed windows. Skylight. Gas hob with oven below and extractor hood. Cupboard with gas boiler. Double glazed door to rear garden. Plumbing for washing machine. Integrated appliances.

Bedroom 1 (rear): 17'8" x 10'6" (5.4m x 3.2m). Double glazed window. Wood flooring.

Bedroom 2 (front): 13'10" x 12'11" (4.2m x 3.9m). Double glazed window. Wood flooring.

Bedroom 3 (middle): 8'0" x 7'0" (2.4m x 2.1m). Double glazed window.

Bathroom/WC: 6'11" x 6'1" (2.1m x 1.9m). Fully tiled walls. Panelled bath. Pedestal wash hand basin. Low level WC. Double glazed window.

External Features: Off street parking for several vehicles to front of property. Rear garden measuring some 62' in length with garden shed.

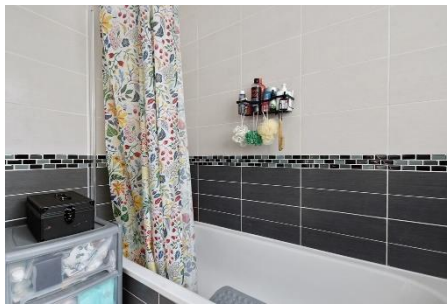
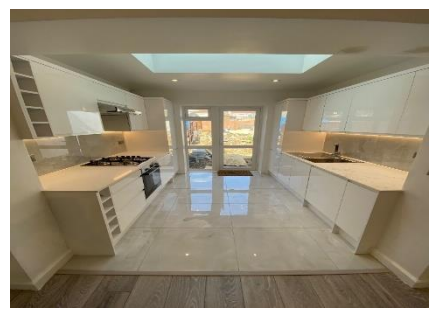
Lease: 200 years from 25 March 2000 thus 175 years remaining approximately.

Council Tax: Band C.

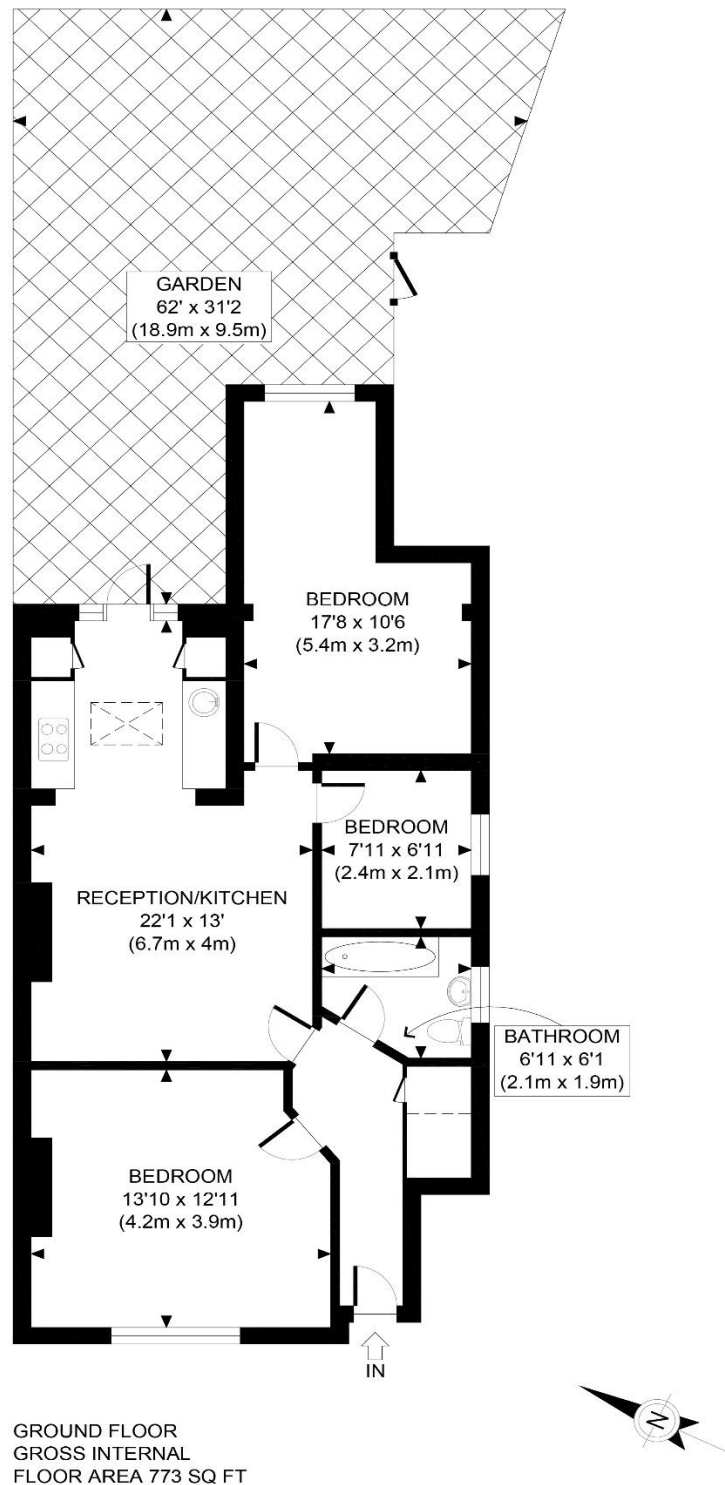
PRICE: £499,950 LEASEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

LOVAT CLOSE, (OFF TANFIELD AVE), LONDON, NW2 7RU (CONTINUED)

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APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT / 72 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Lovat Close

date 09/09/25

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